

## \$859,900 - 2023 159 Street, Edmonton

MLS® #E4456366

**\$859,900**

4 Bedroom, 3.50 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Truly a must-see! Looking for that illusive pond-facing walkout? This Morrison Homes gem offers 3,500+ sq.ft. of living space with 4 bedrooms + den and 3.5 baths, designed for both family comfort and entertaining. 9'™ ceilings on main & basement. Two-tone cabinetry with herringbone backsplash, Luxury vinyl plank & ceramic tile flooring. Quartz countertops & gas stove, Upgraded lighting throughout. The main floor boasts a spacious entry, open-concept living/dining/kitchen, walkthrough pantry, mudroom, and a versatile den ideal for a home office. Upstairs features a massive bonus room, 3 oversized bedrooms, and a luxurious primary suite with spa-like 5-pc ensuite (custom glass shower, soaker tub & walk-in closet). A 4-pc bath and extra linen storage complete this level. The fully finished walkout basement(2024) adds a 4th bedroom, full bath, rec room, storage, and direct access to the backyard. Outside, enjoy a concrete patio, fully fenced & landscaped yard—perfect for summer BBQs with a pond view and trail.

Built in 2020

### Essential Information

MLS® # E4456366

Price \$859,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,536                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2023 159 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4E6            |

### Amenities

|               |                                                                        |
|---------------|------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, Walkout Basement, See Remarks, Rooftop Deck/Patio |
| Parking       | Double Garage Attached                                                 |
| Is Waterfront | Yes                                                                    |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Playground Nearby, Public |

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 56             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 2:47am MDT